

## **Summary of Proposed Land Use Map Changes – Upper County**

### **1. Burkes Corner (Newman Road/Fenton Mill Road intersection) – 49.1 acres**

- Proposed change from General Business to Limited Business to provide for commercial uses oriented primarily toward serving the needs of the local area
- Proposed southward shift in the commercial node, away from existing residences, to help minimize potentially adverse impacts, as does the reduction in commercial intensity from General Business.
- Proposed designation of Fenton Mill Road as a greenbelt road along the proposed commercial frontage (between Newman Road and the ravine to the south) would ensure an attractive landscape buffer
- Proposed addition of a Mixed Use overlay designation over the underlying Low Density Residential designation to recognize the area's desirability for a master-planned development because of the ownership pattern and environmental constraints (particularly steep slopes) that create opportunities for clustered residential development that preserves significant open space

### **2. Girl Scout campground (448 Fenton Mill Road) – 91.6 acres**

- Proposed change from Low Density Residential to Conservation to recognize current use and ownership by a non-profit organization

### **3. Lightfoot Road north – 637 acres**

- Proposed addition of a Mixed Use overlay designation over the underlying Economic Opportunity designation to recognize the desirability of a master-planned development because of the ownership pattern, environmental constraints (particularly steep slopes) that limit the feasibility of commercial development, and the good topography along Lightfoot Road, which is highly visible and easily accessible from I-64 and Route 199
- Proposed identification of a corridor for the possible future extension of Mooretown Road (as a greenbelt road)

### **4. Oaktree Road/East Rochambeau Drive – 22.6 acres**

- Proposed change from Low Density Residential to General Business to reflect existing use and prevent individual residential driveways on East Rochambeau Drive
- Proposed extension of Greenbelt designation along East Rochambeau Drive from northern Oaktree Road intersection to southern Oaktree Road intersection

### **5. Old Mooretown Road (between hospital site and Lightfoot Road) – 15.2 acres**

- Proposed change from Economic Opportunity to Low Density Residential to recognize existing homes while precluding further subdivision and providing for commercial development ancillary to the adjacent hospital under construction

### **6. Miscellaneous watershed parcels – 157.8 acres**

- Proposed change from Low Density Residential to Conservation to recognize the City of Williamsburg's ownership of these parcels and their function as watershed property protecting the Waller Mill Reservoir

### **7. Richmond Road parcels – 10.4 acres**

- Proposed change from Limited Business to General Business
- Map correction to reflect existing use

Highlighted changes represent some type of substantive policy change that will require thorough review, discussion, careful consideration, and ultimately a decision on the part of the Steering Committee.

**8. Colonial Williamsburg property**

- Proposed change from Economic Opportunity to Limited Business along Route 132 and the north side of Bypass Road to offer better protection of this major gateway into Williamsburg
- Proposed change from General Business to Limited Business on the south side of Bypass Road for consistency with the proposed Limited Business designation on the north side
- Proposed change from Medium Density Residential to Low Density Residential on Waller Mill Road to recognize the limited capacity of Waller Mill Road, which, barring the construction of a new road connection from Waller Mill to Route 132 across the creek that runs through the property, is the only means of access to this area and is experiencing moderate congestion. The potential lot yield is estimated to be in the range of 300-500 lots, which the Low Density designation would reduce by two-thirds.

**9. Fairfield at Kingsgate timeshares – 9.5 acres**

- Proposed change from Medium Density Residential to General Business
- Map correction to reflect existing use

**10. Middletowne Farms parcel (464 Catesby Lane) – 1.0 acre**

- Proposed change from General Business to High Density Residential
- Map correction

**11. Lakeshead Drive parcel (301 Lakeshead Drive) – 13.1 acres**

- Proposed change from Medium Density Residential to Low Density Residential because of steep slopes, access limitations, and proximity to I-64, which make this property unsuitable for medium density housing

**12. Lois Hornsby parcels (between Creekside Landing & Wmsbg city line) – 16.5 acres**

- Proposed change from Multi-Family Residential to Medium Density Residential for consistency with surrounding land use designation

**13. Merrimac Trail/Penniman Road intersection – 1.7 acres**

- Proposed change from High Density Residential to General Business to reflect existing and approved uses

**14. Merrimac Trail frontage (1629 Merrimac Trail) – 5.6 acres**

- Proposed change from High Density Residential to General Business
- Map correction to reflect current use (mini-storage)

**15. Terrace Grocery site – intersection of Penniman Rd and Queens Creek Rd – 0.8 acre**

- Proposed change from High Density Residential to Limited Business
- Map correction to reflect current use

**16. Merrimac Trail from Tam-O-Shanter Boulevard to I-64 interchange – 81.2 acres**

- Proposed change from General Business, Conservation, and Limited Business to Economic Opportunity to recognize existing and approved uses (Philip Morris plant, timeshare resort)

**17. I-64/Route 199 (south interchange) – southwest quadrant – 72.9 acres**

- Proposed change from High Density Residential to Conservation to recognize access limitations and ensure that almost any development on this publicly owned property, if it is ever transferred to private ownership, would be a candidate for conditional rezoning

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- Reduces potential lot yield from approximately 190 to 14 lots

**18. Felgate's Woods (Egger tract west of I-64 and south of Colonial Parkway) – 36.1 acres**

- Proposed change from High Density Residential to Low Density Residential to recognize access limitations
- Proposed subdivision is currently under review, so the likely impact of this change is nonexistent unless the developer chooses not to proceed for some reason, in which case the potential lot yield would drop from approximately 92 to 30 lots

**19. End of Queens Creek Road (east side) – 47.0 acres**

- Proposed change from High Density Residential (3 units/acre) to Low Density Residential (1 unit/acre) to recognize that Queens Creek Road, which is narrow, is the only means of ingress and egress
- Reduces potential lot yield from an estimated 121 to 39 lots.

**20. Brewery entrance on Pocahontas Trail**

- Proposed change from General Business to Limited Industrial to recognize the existing use

**21. Sliver parcels between I-64 and Pocahontas Trail in James City County – 4.6 acres**

- Proposed change from Military to General Business
- Map correction

**22. Route 199/Water Country interchange**

- Proposed designation of a future road corridor to improve access to a vast amount of undeveloped commercial acreage

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